



Town Council Agenda Report

SUBJECT: Resolution - Plat

P 7-1-99, The Edjeslan Plat, 10200 State Road 84

CONTACT PERSON/NUMBER

Mark A. Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The proposed subdivision plat replats a portion of the Nob Hill Village Plat, Parcel "A" and combines same with additional unplatted land for a total of approximately 6.22 acres shown as three (3) parcels. Proposed for the site are 16,518 square feet of preschool use on Parcel "A", two (2) dwelling units on Parcel "B", and 16,920 square feet of commercial use on Parcel "C" with access provided from SW 101 Road and Nob Hill Road. Council previously approved a site plan for the referenced use on Parcel "A", and Imperial Electric occupies Parcel "C".

The plat is in conformance with Town Code requirements and can be considered in final form.

PREVIOUS ACTIONS: None

CONCURRENCES:

Planing and Zoning Board recommended approval subject to the planning report (Motion carried 4-0, Chairman Greb absent, April 12, 2000).

RECOMMENDATION(S): Motion to approve the resolution.

Attachment(s): Resolution with backup, Land Use map, Subject Site map, and Aerial.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subdivision plat known as the Edjeslan Plat has been approved by the Town Planning and Zoning Board on April 12, 2000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The subdivision plat known as the Edjeslan Plat is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. The approval of this resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2000.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2000.

Application #: P 7-1-99

Revisions: April 5, 2000

Exhibit "A": The Edjeslan Plat

Original Report Date: March 23, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner

Name: Multiple Owners
See Exhibit "A"

Agent

Name: Synalovski, Gutierrez Architect Inc.

Address: 10081 Pines Blvd.

Address: 3109 Stirling Road, Ste. 202

City: Pembroke Pines, FL 33024

City: Ft. Laud., FL 33312

Phone: (954) 442-0301

Phone: (954) 961-6806

BACKGROUND INFORMATION

Application Request: Approval of a subdivision plat.

Address/Location: 10200 State Road 84, Generally located approximately 600' west of Nob Hill Road, south side of State Road 84 with frontage on SW 101 Road.

Land Use Designation: Commercial

Existing Zoning: A-1 and B-3

Existing Use: Imperial Electric retail store (1.6 acres), and 4.6 acres of undeveloped land

Proposed Use: Proposed for the site are 16,518 square feet of preschool use on Parcel "A", two (2) dwelling units on Parcel "B", and 16,920 square feet of existing commercial use on Parcel "C".

Parcel Size: 6.22 acres

Surrounding Land Use:

North: State Road 84/I-595

South: Indian Ridge Middle School

East: Amoco, Burger King and Goodyear

West: Vacant

Surrounding Zoning:

North: T, Transportation District

South: CF, Community Facility

East: B-3, Planned Business District

West: A-1 (County), Agricultural Estate District

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: On September 1, 1999 Town Council approved a site plan to construct a 16,518 square foot preschool/day care facility with associated parking and landscaping on Parcel "A" of this plat.

A rezoning request to rezone Parcel "B" from A-1 to B-3 for a hotel use was withdrawn by the applicant after a public hearing on March 1, 2000.

DEVELOPMENT PLAN DETAILS

Development Details:

The applicant's submission indicates the following:

1. The site area consists of 270,919 square feet.
2. Plat contains 3 parcels: Parcel "A" 2.50 acres, Parcel "B" 2.112 acres, and Parcel "C" 1.60 acres. Parcel "C" and a portion of Parcel "A" are being replatted as they currently comprise Parcel "A" of the Nob Hill Village Plat.
3. The plat provides for non-vehicular access line along a portion the north and east limits of the plat, with access openings for each parcel.
4. Drainage/Open Space information: Will be addressed during the of site plan review process.
5. Parcel "B" is zoned A-1 and Parcels "A" and "C" are zoned B-3, with the exception of a 30' right-of-way running between Parcel "B" and "C" and bisecting Parcel "A". This right-of-way, zoned A-1, is the subject of a rezoning application to the B-3 District which scheduled for Merits consideration at the April 18, 2000 Town Council meeting.

Summary of Significant Development Review Agency Comments

None

Application Codes and Ordinances

Land Development Code Section 12-360(B)(1) precludes issuance of a non-residential building permit on land under 5 acres in area which is not specifically delineated on a plat recorded in

Broward County subsequent to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: This property falls within Planning Area 4. This planning area is bordered by S.R. 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and SW 14th Street. A portion of the University Drive and S.R. 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acres, but in some cases up to ten, including the Park City, and Rexmere Village developments, located between Nob Hill Road and Pine Island Road.

Flexibility Zone: The subject site falls within Flexibility Zone 100.

Concurrency Considerations: Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

Staff Analysis/Findings of Fact

The proposed plat is consistent with the Comprehensive Plan and Land Development Code regulations.

Staff Recommendation

Recommendation: Staff recommends approval of the proposed plat subject to the following:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

Planning and Zoning Board

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend approval subject to the Planning Report (Motion carried: 4-0, Chairman Greb absent, April 12, 2000).

Exhibits

Resolution with backup, Land Use Map, Subject Site Map, Aerial.

Prepared By: ____

Reviewed By: ____

Exhibit “A”

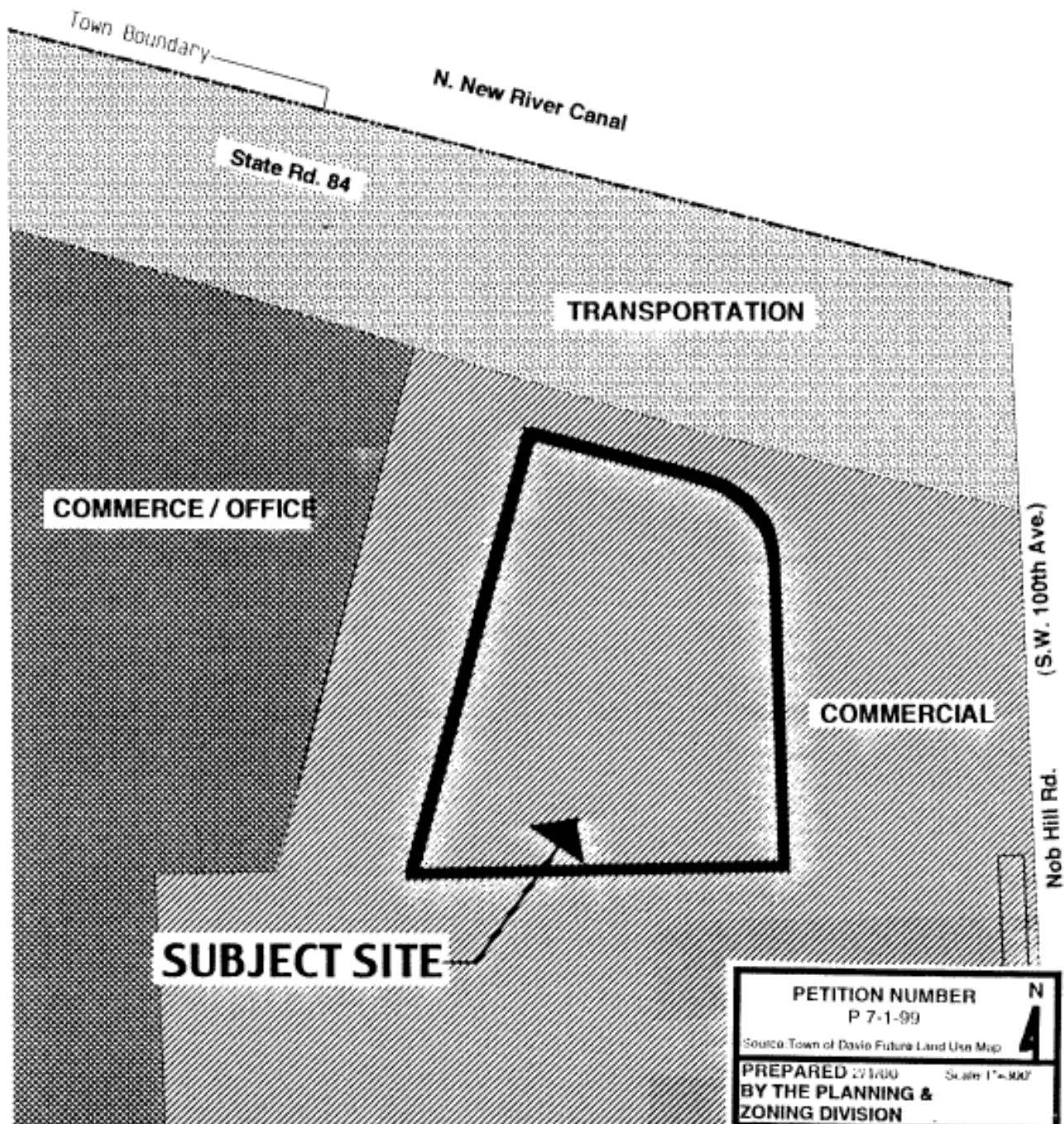
Property Owners:

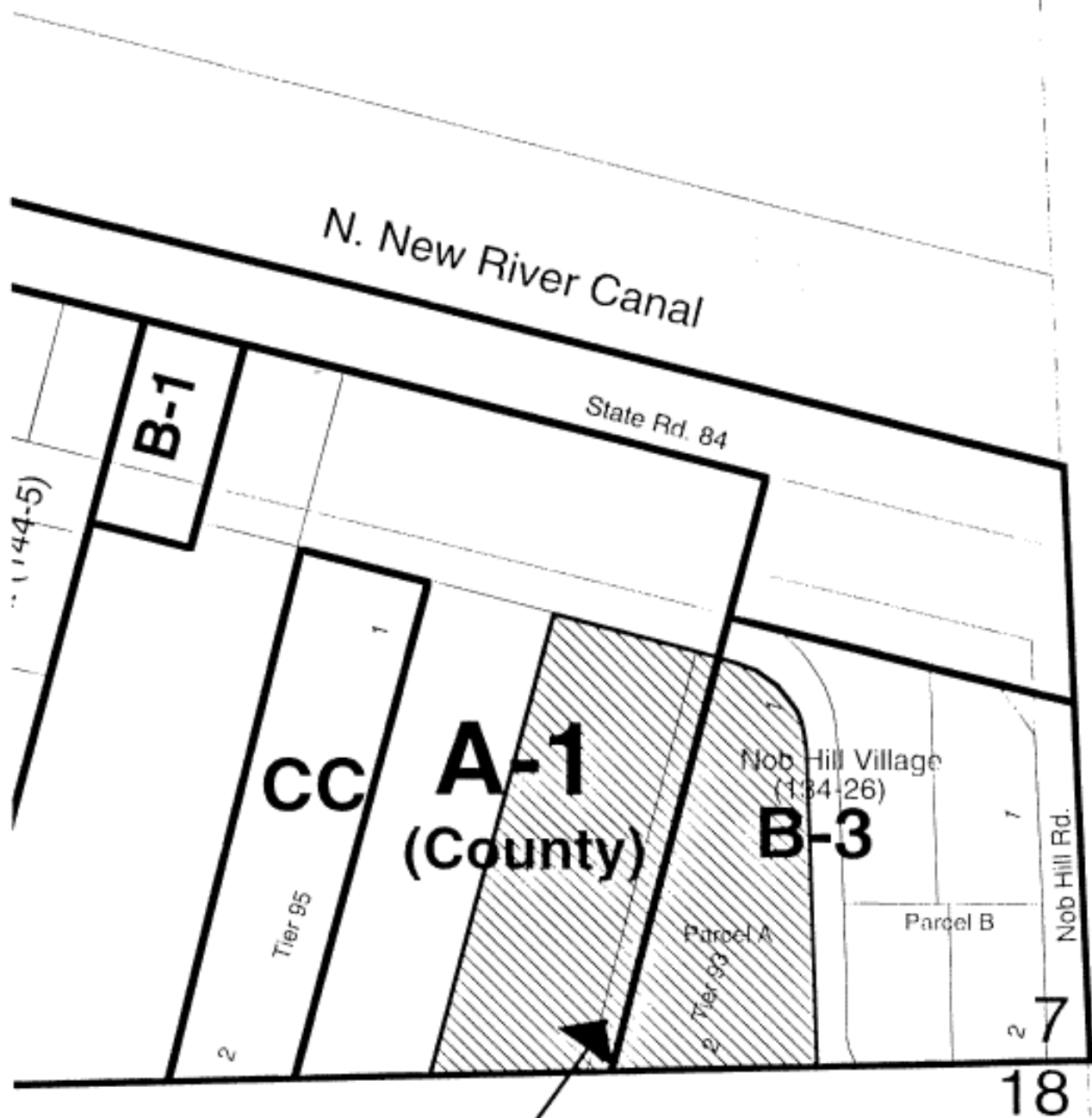
John P. Morris, President of Imperial Electric & Lighting Supply, 1125 SW 101 Road, Davie, FL 33324

Jaffe at 595, Inc., 10081 Pines Blvd., Pembroke Pines, FL 33024

EDJ Enterprises, Inc., 10081 Pines Blvd., Pembroke Pines, FL 33024

Edjeslan Enterprises, Inc., 10081 Pines Blvd., Pembroke Pines, FL 33024





SUBJECT SITE

PETITION NUMBER		N 4
P 7-1-99		
PREPARED 2/1/00		Scale: 1"=300'
BY THE PLANNING & ZONING DIVISION		

